



**Landsell Cottage,
Short Lane, Snargate, Kent TN29 0EP**

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Offers In Excess Of £600,000

Situated in a rarely found tucked away rural location close to the coast and surrounded by beautiful countryside, Landsell Cottage, which sits on a very large plot, offers someone an exciting opportunity to live the "good life".

At present, there is a detached 2 bedroom unlisted period cottage on the site which is in very poor condition. However, if sympathetically modernised and extended, it has the potential to make a lovely home. Alternatively, there may be the chance to demolish the current cottage and build a bespoke home to a buyer's own specification.

In addition to the cottage, there are a number of outbuildings, one of which could provide a possible commercial opportunity as a holiday let if converted. All works are of course subject to the necessary permissions.

The enormous potential that this property offers and the beautiful location in which it sits can only truly be appreciated by visiting it and so we would encourage early viewing to avoid disappointment.

- Exciting renovation/ development opportunity (stpp)
 - Detached 2 bedroom unlisted period cottage
 - Standing in lovely, large mature gardens
 - Quiet tucked away rural location along country lane
 - Surrounded by beautiful Romney Marsh countryside
 - Appledore and Tenterden 3 and 8 miles distant
 - Short drive to coast and Cinque Port town of Rye
 - Appledore mainline station 1.3 miles distant
 - High speed rail link at Ashford International
 - NO ONWARD CHAIN

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DESCRIPTION

Landsell Cottage's tucked away position at the end of a country lane could be described as something of a hidden gem. Unless you were accessing the lane to visit one of the few neighbours the cottage has, you wouldn't know it was there. As you approach, the cottage comes into view and you can't help but be enchanted by its pretty frontage.

The cottage has been a much-loved home by the same family for the past 62 years and although it was inhabited until fairly recently, it would now require a good deal of work to bring it up to the standards expected for modern day living.

But it is the wonderful position and the large plot in which it stands that make this property so special, offering huge potential and the possibility of a lifestyle that most people can only dream of.

The level garden is at present divided into different parts, each of which offers something different.

There is an old orchard, an area that was a well-tended vegetable plot until recently, more formal gardens and a reeded stream which is a haven for wildlife.

To the front of the property is a gated access which leads onto an unmade drive where there is parking for at least two cars. This driveway could, however, easily be extended and further in the garden, there is a hardstanding which could possibly take a garage.

In addition, there are several old sheds which are used for garden storage, a greenhouse for anyone with green fingers and a two-storey corrugated outbuilding with a timber frame which could possibly serve a number of different uses if converted, such as a home office, guest accommodation or even Air B n B / holiday let (stpp).

SERVICES

Mains electricity and water (metered). Oil fired central heating. Private drainage. EPC Rating: tba. Local Authority: Folkestone and Hythe District Council.

LOCATION FINDER

what3words: motel.golden.vaccines

SITUATION: Tucked away from any main roads, "Landsell Cottage" is situated at the end of a country lane in the hamlet of Snargate which is 3 miles from the lovely village of Appledore. The beautiful Marsh church of St Dunstan's and the famous Red Lion pub, once used by smugglers, are a pretty walk from the cottage. Further amenities can be found in Appledore which offers a good local store, post office, tearoom, public house with restaurant, village hall, parish church and recreation ground.

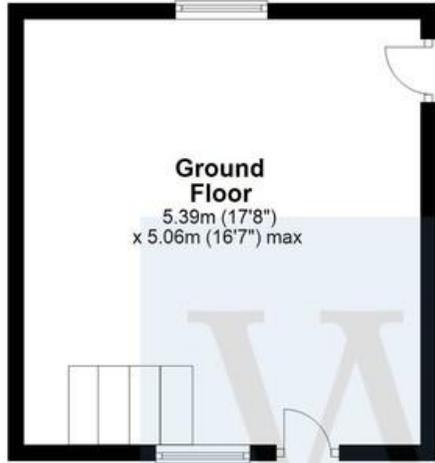
As well as this, the surrounding unique, distinctive and very beautiful Romney Marsh landscape is on your doorstep and the picturesque coastline is just a short drive away. The Cinque Port towns of Rye and Tenterden are approximately 8 miles distant and offer a wide selection of shops, supermarkets, banks, restaurants and leisure amenities. There is a wide choice of schools in the area in both the state and private sectors. Appledore station, which is on the Rye to Ashford line, is 1.3 miles distant

Viewing through WarnerGray 01580766044



Outbuilding

Approx. 55.1 sq. metres (593.1 sq. feet)



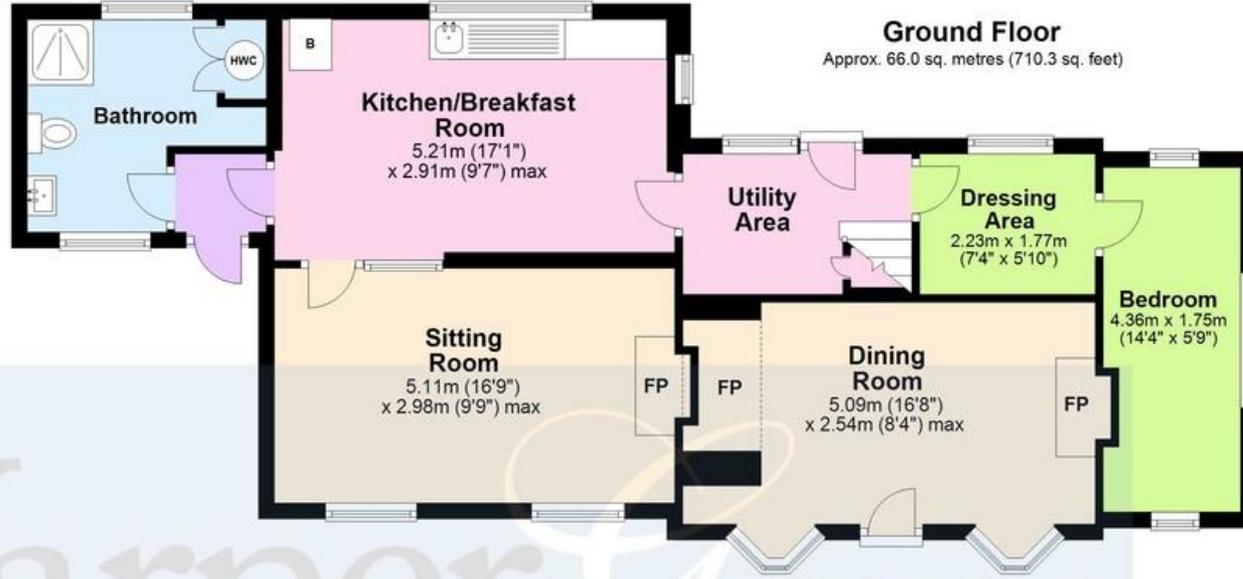
Ground Floor

5.39m (17'8")
x 5.06m (16'7") max



First Floor

5.39m (17'8")
x 5.06m (16'7") max

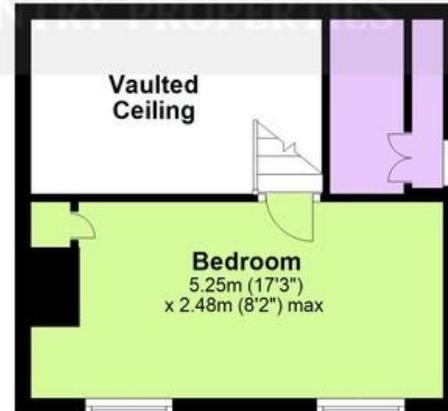


Ground Floor

Approx. 66.0 sq. metres (710.3 sq. feet)

First Floor

Approx. 16.4 sq. metres (176.8 sq. feet)



Total area: approx. 137.5 sq. metres (1480.2 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright WarnerGray. Plan produced using PlanUp.



